



WILLIAM T FUJIOKA  
Chief Executive Officer

## County of Los Angeles CHIEF EXECUTIVE OFFICE

Kenneth Hahn Hall of Administration  
500 West Temple Street, Room 713, Los Angeles, California 90012  
(213) 974-1101  
<http://ceo.lacounty.gov>

July 20, 2010

The Honorable Board of Supervisors  
County of Los Angeles  
383 Kenneth Hahn Hall of Administration  
500 West Temple Street  
Los Angeles, CA 90012

Dear Supervisors:

**DEPARTMENT OF PUBLIC WORKS:  
ALONDRA PARK POOL/WATER PLAY/SKATE PARK PROJECT  
UNINCORPORATED COMMUNITY OF EL CAMINO VILLAGE  
ADOPT AND ADVERTISE  
SPECS. 6857; CAPITAL PROJECT NO. 86749  
(SECOND DISTRICT) (3 VOTES)**

**SUBJECT**

This action will adopt the plans and specifications, which include the Local Worker Program as currently applicable to Job Order Contracts, for construction of the Alondra Park Pool/Water Play/Skate Park Project in Unincorporated El Camino Village and advertise for bids.

**IT IS RECOMMENDED THAT YOUR BOARD:**

1. Adopt plans and specifications, which include the Local Worker Program as currently applicable to Job Order Contracts, for construction of the Alondra Park Pool/Water Play/Skate Park Project at an estimated construction cost of \$12,560,000, and instruct the Executive Officer of your Board to advertise for bids to be received and opened on August 24, 2010, in accordance with the Instruction Sheet for Publishing Legal Advertisements.

**ADOPTED**

BOARD OF SUPERVISORS  
COUNTY OF LOS ANGELES

#24 JULY 20, 2010

*Sachi A. Hamai*  
SACHI A. HAMAI  
EXECUTIVE OFFICER

Board of Supervisors  
GLORIA MOLINA  
First District

MARK RIDLEY-THOMAS  
Second District

ZEV YAROSLAVSKY  
Third District

DON KNABE  
Fourth District

MICHAEL D. ANTONOVICH  
Fifth District

*"To Enrich Lives Through Effective And Caring Service"*

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2. Authorize the Director of Public Works to execute a consultant services agreement with the apparent Lowest Responsive and Responsible Bidder to prepare a baseline construction schedule for a \$7,000 not-to-exceed fee and to establish the effective date thereof.

### **PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION**

Approval of the recommended actions will allow the Department of Public Works (Public Works) to solicit bids for construction of the Alondra Park Pool/Water Play/Skate Park Project (Project).

### **Project Scope**

The Project includes replacing the existing facilities with a new approximately 25- by 25-meter pool, a 6,000-square-foot pool house and recreation building, a 3,000-square-foot water play area, a 14,000-square-foot skateboard park, a new restroom building, a picnic shelter, and various other general improvements.

On July 8, 2008, your Board authorized Public Works to use a Board-approved Job Order Contract (JOC) for demolition, site clearing, and rough grading. The demolition of the existing pool, bathhouse, restrooms, and equipment buildings is complete. Construction of the proposed facilities can commence.

The proposed consulting agreement with the apparent Lowest Responsive and Responsible Bidder to prepare a baseline construction schedule that conforms to the County's schedule specifications is critical to successfully manage construction activities by both the contractor and the County, and a responsible contractor must be able to produce such a construction schedule. Bid specifications provide that if the apparent lowest bidder fails to complete an acceptable schedule, we may return to your Board to recommend the bidder be determined nonresponsible and recommend awarding the construction contract to the next lowest bidder, contingent upon the next lowest bidder's completion of a baseline schedule that conforms to the County's specifications.

### **Local Worker Program**

In order to increase participation of qualified local residents who live within a 15-mile radius of Alondra Park, the same Local Worker Program (Program) as currently applies to JOCs has been incorporated into the Project's plans and specifications. The Program is already in use as part of Public Works' JOC procurement process, as authorized by your Board on December 8, 2009. The Program will be implemented on this Project by treating the Project site as if it constitutes an individual work order site under a JOC.

The Program is designed to reduce commuting distances from home to work site, which will in turn reduce traffic congestion, pollution, release of greenhouse gases, and commuter stress. In addition, the Program is intended to enhance a sense of community pride and identity among local workers and their neighbors arising out of local workers' efforts to improve the appearance and functionality of local public facilities.

The Program's objective is not intended to discriminate against or give preference to any particular group based on race, color, gender, sexual orientation, or disability, but to give work opportunities to qualified local residents where capital projects are being developed. Except to the extent that State or Federal laws or regulations mandate to the contrary, the Program's provisions will apply to the Project.

For purposes of this Project, an aspirational goal has been established under the Program that 40 percent of the construction labor hours worked by California residents on the Project be worked by qualified local workers. A worker will be considered local for this Project if he/she resides within a 15-mile radius of the Project site.

Monitoring of the Local Worker Program, including as applied to this Project, will be provided by Public Works contract administration staff based on review of certified payroll records provided by the contractors. These records will be monitored with regard to hours worked, and zip code of the workers to establish the percentage of total work performed by local workers on the Project. Public Works will report the results of the Program, including as applied to this Project, to your Board on an annual basis.

### **Sustainable Design Program**

The Project supports your Board's Sustainable Design Program by using water efficient plumbing fixtures, energy efficient light fixtures with light sensors, and photo voltaic cells, which converts sunlight into electrical energy for outdoor lighting. Utility savings are anticipated due to the reduction in electricity and water usage as a result of the sustainable elements included in the design. The Project will incorporate low impact designs, drought tolerant landscaping, and other sustainable green building features that will meet certification requirements of the U. S. Green Building Council's Leadership Energy and Environmental Design program.

### **Implementation of Strategic Plan Goals**

The Project supports the Countywide Strategic of Operational Effectiveness (Goal 1), by delivering customer-oriented and efficient public services; Children, Family, and Adult Well-Being (Goal 2), by enriching lives through integrated cost-effective and client-centered supportive services; and Community and Municipal Services (Goal 3), by

enriching the lives of County of Los Angeles residents and visitors by providing access to recreational facilities ensuring quality regional open space, recreational, and public works infrastructure services for County residents, and delivering customer-oriented municipal services to the County's diverse unincorporated communities.

### **FISCAL IMPACT/FINANCING**

The total estimated cost of \$19,380,318 includes plans and specifications, plan check, construction, change orders, consultant services, Civic Art allocation, and County services. Public Works' fair construction cost estimate for the base construction contract is \$12,560,000.

The Project is funded by \$14,639,318 of net County cost and \$4,741,000 of net County cost allocated for Enhanced Unincorporated Area Services (Proposition 62). Sufficient funds are available in the Fiscal Year 2010-11 Capital Projects Budget under Capital Project No. 86749. The Project Schedule and Budget Summary are included in Attachment A.

### **Operating Budget Impact**

Based on the description of the project, the Department of Parks and Recreation (Parks and Recreation) anticipates ongoing operating costs of approximately \$522,000 for recreation and maintenance staff, supplies and equipment, utilities, and furniture to operate the new pool, pool building, water splash pad, and skateboard area. Parks and Recreation will work with the Chief Executive Office to confirm the appropriate level of funding for the ongoing operating costs and will request these funds in its FY 2011-12 "New Facilities" request.

### **FACTS AND PROVISIONS/LEGAL REQUIREMENTS**

The contract contains terms and conditions supporting your Board's ordinances and policies, including but not limited to: County Code Chapter 2.200, Child Support Compliance Program; County Code Chapter 2.202, Contractor Responsibility and Debarment; County Code Chapter 2.203, Contractor Employee Jury Service Program; County Code Chapter 2.206, Defaulted Property Tax Reduction Program; Board Policy 5.050, County's Greater Avenues for Independence and General Relief Opportunities (GAIN/GROW); Board Policy 5.060, Reporting of Improper Solicitations; Board Policy 5.110, Contract Language to Assist in Placement of Displaced County Workers; and Board Policy 5.135, Notice to Contract Employees of Newborn Abandonment Law (Safely Surrendered Baby Law).

Applicable law, including the State Public Contract Code, requires the County to award construction contracts to the apparent Lowest Responsive and Responsible Bidder, which refers to the firm that: (1) submits the bid with the lowest cost; (2) is deemed by the County to be "responsive" to specific criteria under the solicitation, including, but not limited to, licensure, bonding, and insurance requirements; and (3) is determined by the County to be a "responsible" bidder by exhibiting the quality, fitness, capacity, experience, and trustworthiness to satisfactorily perform the work required under the bid solicitation.

To ensure that the contract is awarded to the Lowest Responsive and Responsible Bidder with a satisfactory history of performance, bidders are required to report violations of the False Claims Act, criminal convictions, civil litigation, defaulted contracts with the County, complaints filed with the contractors' State License Board, labor law/payroll violations, and debarment actions. As provided for in Board Policy 5.140, the information reported by the contractor will be considered before making a recommendation to award.

As required by your Board, the project cost includes 1 percent of design and construction costs to be allocated to the Civic Art Fund per your Board's Civic Art Policy adopted on December 7, 2004. The Arts Commission has contracted with an artist to provide shadow designs on the skate park and pool deck.

#### **ENVIRONMENTAL DOCUMENTATION**

On July 8, 2008, your Board adopted the Final Mitigated Negative Declaration and Mitigation Monitoring Plan for the Project and adopted the Greenhouse Gas Impact Addendum under the California Environmental Quality Act (CEQA). A Notice of Determination was filed with the Registrar-Recorder/County Clerk.

#### **CONTRACTING PROCESS**

A standard contract, in the form previously approved by County Counsel, will be used. The standard Board-directed clauses that provide for contract termination, renegotiation, and hiring qualified displaced County employees will be included in the contract.

As required by your Board, language has been incorporated into the Project specifications stating that the contractor shall notify its employees, and shall require each subcontractor to notify its employees that they may be eligible for the Federal Earned Income Credit under the Federal income tax law (Federal Income Tax Law, Internal Revenue Service Notice 1015).

Advertising for bids will be in accordance with the County's standard Instruction Sheet for Publishing Legal Advertisements (Attachment B).

As requested by your Board on February 3, 1998, this contract opportunity will be listed on the Doing Business with Us website. Following receipt of bids and award of the consultant services for preparation of a baseline construction schedule to the Lowest Responsive and Responsible Bidder, we will return to your Board for award of the construction contract.

The contract requires the contractor to pay its employees applicable prevailing wages in accordance with the California Labor Code.

Participation by Community Business Enterprises (CBEs) in the project is encouraged through Public Works' Capital Projects' CBE Outreach Program and by monitoring the good faith efforts of bidders to utilize CBEs.

#### **IMPACT ON CURRENT SERVICES (OR PROJECTS)**

There will be no negative impact on current County services or projects during the performance of the recommended services.

The Alondra Park Pool has been closed since May 2008 for the park's improvements. Other pools in close proximity to Alondra Park are available for the 2010-11 swim season.

The Honorable Board of Supervisors  
July 20, 2010  
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**CONCLUSION**

Please return one adopted copy of this letter to the Chief Executive Office, Capital Projects Division; Department of Public Works, Project Management Division II; Arts Commission; and the Department of Parks and Recreation.

Respectfully submitted,



WILLIAM T. FUJIOKA  
Chief Executive Officer

WTF:GF:SK  
DJT:AH:zu

**Attachments**

c: Executive Office, Board of Supervisors  
Arts Commission  
Auditor-Controller  
County Counsel  
Office of Affirmative Action Compliance  
Parks and Recreation  
Public Works

July 20, 2010

**ATTACHMENT A**

**DEPARTMENT OF PUBLIC WORKS:  
ALONDRA PARK POOL/WATER PLAY/SKATE PARK PROJECT  
UNINCORPORATED COMMUNITY OF EL CAMINO VILLAGE  
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**I. PROJECT SCHEDULE**

<b>Project Activity</b>	<b>Scheduled Completion Date</b>	<b>Revised Completion Date</b>
Project Program Validation		
Design		
Contract Execution	03/27/07*	03/27/07*
Construction Documents	08/07/08	09/04/08*
Jurisdictional Approvals	10/20/08	04/10/09*
JOC Demolition NTP	07/21/08*	07/21/08*
Construction Bid and Award	02/10/09	09/14/10
Construction		
JOC Demolition	10/20/08	04/30/09*
Substantial Completion	05/24/10	11/01/11
Construction Completion	06/23/10	01/02/12
Acceptance	11/10/10	03/01/12

\*Indicates completed activities



## II. PROJECT BUDGET SUMMARY

Budget Category	Total Budget
Land Acquisition	
Construction	\$ -
Job Order Contract	\$ 410,000
Low Bid Construction Contract	\$ 12,560,000
Bid Contingency	\$ -
Change Orders	\$ 1,286,220
Departmental Crafts	\$ -
Youth Employment	\$ -
Equipment	\$ -
Construction Consultants	\$ -
Misc. Expense	\$ -
Gordian Group	\$ -
Civic Arts	\$ 142,200
Subtotal	\$ 14,398,420
Programming/Development	
Plans and Specifications	\$ 1,559,012
Consultant Services	\$ -
Deputy Inspection	\$ 473,184
Site Planning	\$ -
Hazardous Materials	\$ 33,210
Geotech/Soils Test	\$ 14,800
Material Testing	\$ -
Cost Estimating	\$ 48,469
Topographic Surveys	\$ 12,190
Construction Management	\$ 119,135
Construction Administration	\$ -
Environmental	\$ -
Move Management	\$ -
Equipment Planning	\$ -
Legal	\$ -
Contract/Change Order	\$ -
Other	\$ -
Subtotal	\$ 700,988

Budget Category	Total Budget
Miscellaneous Expenditures	
Office of Affirmative Action	\$ 27,398
Printing	\$ 17,602
Prior Expenditures	\$ 25,000
Subtotal	\$ 70,000
Jurisdictional Review/Plan	
Check/Permit	
Building and Safety Plan Check	\$ 75,752
Fire Department	\$ 13,253
Health Department	\$ 8,618
Regional Planning	\$ 2,953
Air Quality Management District	\$ 5,424
Environmental Programs	\$ 2,000
Land Development	\$ 6,500
Materials Engineering	\$ 10,000
State Water Resource Board	\$ 500
Subtotal	\$ 125,000
County Services	
Code Compliance and	
Quality Control Inspections	\$ 355,410
Design Review	\$ -
Design Services	\$ 1,440
Contract Administration	\$ 65,077
Project Management	\$ 1,618,128
Project Management Support	\$ 195,180
ISD Job Order Contract Management	\$ -
DPW Job Order Contract Mgmt.	\$ -
ISD ITS Communications	\$ 27,000
Project Security	\$ -
Project Technical Support	\$ 110,773
County Counsel	\$ -
Other	\$ -
Consultant Contract Recovery	\$ 153,890
Sheriff Job Order Contract Mgmt	\$ -
Design Services	\$ -
Subtotal	\$ 2,526,898
Total	\$ 19,380,318

July 20, 2010

**ATTACHMENT B**

**DEPARTMENT OF PUBLIC WORKS:  
ALONDRA PARK POOL/WATER PLAY/SKATE PARK PROJECT  
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ADOPT AND ADVERTISE  
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(SECOND DISTRICT) (3 VOTES)**

PUBLISHING LEGAL ADVERTISEMENTS: In accordance with the State of California Public Contract Code Section 20125, you may publish once a week for two weeks in a weekly newspaper or ten times in a daily newspaper. Forward three reprints of this advertisement to Architectural Engineering Division, Department of Public Works, 900 South Fremont Avenue, 8th Floor, Alhambra, California 91803-1331.

**OFFICIAL NOTICE  
INVITING BIDS**

Notice is hereby given that the Director of Public Works will receive sealed bids for furnishings, materials, labor, and equipment required to complete construction for the following work:

<u>SD</u>	<u>SPECS</u>	<u>PROJECT</u>	<u>BID DOC.</u> <u>FEE</u>	<u>DATE OF</u> <u>BID</u> <u>OPENING</u>
2	6857	Alondra Park Pool/Water Play/ Skate Park 3353 West Redondo Beach Boulevard Lawndale, CA 92060	\$50	08/24/10

Copies of the project manual and drawings may be obtained at the Cashier's office, Department of Public Works, 900 South Fremont Avenue, Mezzanine Floor, Alhambra, California 91803, for the fee stated above. For bid information, please call (626) 458-2563. Each bid shall be submitted on the required form, sealed, and filed at the Cashier's office no later than 10:45 a.m. on the date indicated. Bids will be publicly opened, examined, and declared by Public Works at 11:00 a.m. on this date in Architectural Engineering Division Conference Room, 900 South Fremont Avenue, 8th Floor, Alhambra, California 91803.

Bids must conform to the drawings and project manual and all bidding requirements. This project requires the prime contractor to possess an active B license classification at the time of bid submittal. The contractor should verify to his/her satisfaction that he/she holds the correct license for this type of project. The contractor and all of its subcontractors of any tier shall be required to pay prevailing wages to all workers employed in the execution of the project in accordance with Labor Code Section 1770 et seq. Copies of prevailing rate of per diem wages are on file at Public Works, which shall be made available to any interested party upon request.

### **PRE-BID CONFERENCE**

The Public Works' Project Management Team will hold a nonmandatory prebid conference at 10 a.m. on August 3, 2010, at the project job site to provide information on the project, bidding process, and answer any questions that the potential bidders may have. For further directions, please contact Ms. Loydi Nguyen with the Public Works' Architectural Engineering Division at (626) 458-2180.

### **OTHER INSTRUCTIONS**

The County supports and encourages equal opportunity contracting. The contractor shall make good faith efforts, as defined in Section 2000 of the Public Contract Code, to contract with Community Business Enterprises.

This project is subject to the County's Local Worker Program. As applied to this project, the Local Worker Program establishes an aspirational goal that 40 percent of the construction labor hours worked by California residents on the project be performed by qualified local workers who reside within a 15-mile radius of the project.

The project is subject to State Water Resources Control Board's (SWRCB) new Construction General Permit (CGP) effective July 1, 2010, for Discharges of Storm Water Runoff associated with the construction and land disturbance activities. Bidders are expected to understand and be responsible for all activities required by the State regarding these new requirements.

The Board of Supervisors reserves the right to reject any or all bids or to waive technical or inconsequential errors and discrepancies in bids submitted in the public's interest.

Si necesita información en español, por favor llame al Telefono (626) 458-2563.



Upon 72 hours notice, Public Works can provide program information and publications in alternate formats or make other accommodations for people with disabilities. In addition, program documents are available at our main office in Alhambra (900 South Fremont Avenue), which is accessible to individuals with disabilities. To request accommodations ONLY, or for more ADA information, please contact our departmental ADA Coordinator at (626) 458-4081 or TDD (626) 282-7829, Monday through Thursday, from 7 a.m. to 5:30 p.m.



Con 72 horas de noticia, el Departamento puede proveerle información y publicaciones sobre el programa y formatos alternativos o hacer adaptaciones para incapacitados. Además, documentación sobre el programa está disponible en nuestra oficina principal en Alhambra (900 South Fremont Avenue), la cual es accesible para individuos con incapacidades. Para solicitar adaptaciones SOLAMENTE, o para mas información del ADA, pongase en contacto con nuestro Coordinador del ADA del Departamento al (626) 458-4081 o TDD (626) 282-7829, de lunes a jueves de las 7 a.m. a 5:30 p.m.

By order of the Board of Supervisors of the County of Los Angeles, State of California  
dated July 20, 2010.

Specs. 6857

SACHI A. HAMAI, EXECUTIVE OFFICER  
OF THE BOARD OF SUPERVISORS  
OF THE COUNTY OF LOS ANGELES